

The following listing of claims replaces all prior listing:

1. (Currently Amended) A method for restructuring the entire debt of a debtor who has an interest in a distressed property comprising the steps of:

purchasing said distressed property from said debtor;
satisfying a mortgage balance remaining on the property;
satisfying said debtor's outstanding personal debt; and
reselling said property back to said debtor at an appraised present value of the property home.

2. (Currently Amended) A method for restructuring the debt of a debtor who has an interest in a distressed property comprising the steps of:

calculating a balance of the debtor's personal debt (B);
determining a mortgage balance remaining on the property (M);
determining the property's present appraised value (A);
calculating a first closing cost (C₁) for purchasing the property home from the debtor based upon the mortgage balance remaining on the property (M);
calculating a second closing cost (C₂) for reselling the property back to the debtor based upon the present appraised value of the property (A);
calculating a down payment (D) for reselling the property back to the debtor at the appraised value of the property (A);
determining a total cost (T_c) according to the equation $T_c = (B + M + C_1 + C_2 + D)$ for purchasing the property from the debtor, satisfying the debtor's personal debt and reselling the property back to the debtor at a present appraised value of the property;

comparing the total cost (T_c) to the present appraised value of the property (A) to determine if the present appraised value of the home (A) exceeds the total cost (T_c) by a preselected amount; and

purchasing said property from said debtor, satisfying said debtor's balance of personal debt (B), and reselling said property back to said debtor at the present appraised value of the home (A) if said appraised value of the property (A) exceeds said total cost (T_c) by said preselected amount.

3. (Canceled)

4. (Canceled)

5. (Canceled)

6. (Canceled)

7. (Previously Presented) The method according to claim 2, further comprising:

providing funds for the costs of said first closing cost (C_1), second closing cost (C_2), down payment (D) and satisfaction of balance remaining on the property (M).

8. (Previously Presented) The method according to claim 2, further comprising:

if said appraised value of the property (A) does not exceed said total cost (T_c) by said preselected amount determining a time period (x), wherein time period (x) is the time it will take said debtor to eliminate said balance of said personal debt (B) and, if said

time period (x) is one year or less leasing said property to said debtor for an initial time period rent free and leasing said property to said debtor for a second time period after said initial time period at a selected rental rate.

9. (Original) The method according to claim 8, wherein said time period is calculated according to the equation $x = (B+L)/I$, wherein x is the time period, B is the balance of personal debt, L is an estimated yearly liability, and I is a yearly income.

10. (Canceled)

11. (Previously Presented) The method according to claim 8, further comprising:

controlling said debtor's finances for a selected period to ensure a reduction in said debtor's balance of personal debt (B).

12. (Previously Presented) The method according to claim 8, further comprising:

reselling said property back to said debtor after said balance of personal debt (B) has been eliminated.

13. (Original) The method according to claim 12, further comprising:

providing funds for the costs of said first closing cost (C_1), second closing cost (C_2), down payment (D) and satisfaction of balance remaining on the property (M).

14. (Original) The method according to claim 8, further comprising:

if said time period (x) is more than one year leasing said property to said debtor at a selected rental rate.

15. (Currently Amended) A method for restructuring the debt of a debtor who has an interest in a distressed property by a third party comprising the steps of:

~~purchase of~~ purchasing said distressed property by said third party from said debtor by satisfying a mortgage balance remaining on the property;

~~satisfaction of~~ satisfying said debtor's outstanding personal debt by said third party; and

~~resale of~~ reselling said property by said third party back to said debtor at an appraised present value of the property ~~home~~.

16. (Currently Amended) The method according to claim 15, wherein said method is only carried out if a present appraised value of said property exceeds a total cost for purchasing said property from said debtor, satisfying said debtor's outstanding personal debt and reselling said property back to said debtor at the appraised present value of the property ~~home~~.

17. (Original) The method according to claim 15, wherein said property is immediately purchased and resold to said debtor by said third party.

18. (Original) The method according to claim 15, wherein said property is purchased by said third party, rented to said debtor for a selected period and then resold back to said debtor.

19. (Currently Amended) A method for restructuring the debt of a debtor who has an interest in a distressed property by a third party comprising the steps of:

comparing a present appraised value of the property to a total ~~cost~~ costs for purchasing said property from said debtor, satisfying said debtor's outstanding personal debt and reselling the property to another party at the present appraised value of the property home;

if the present appraised value of the property exceeds the total costs by a preselected amount ~~said third party purchases~~ purchasing said property by the third party from said debtor.

20. (New) A method for restructuring the entire debt of a debtor who has an interest in a distressed property, the method comprising:

determining the property's present appraised value;

calculating a personal debt balance of the debtor's personal debt;

determining a mortgage balance remaining on the distressed property;

calculating closing costs involved in purchasing the property from the debtor and in reselling the property back to the debtor;

comparing a sum of at least the personal debt balance, mortgage balance, and closing costs, with the present appraised value;

determining whether to purchase the property from the debtor based on the comparing.